



CITY OF
ISSAQUAH
WASHINGTON

Development Services

P.O. Box 1307
Issaquah, WA 98027
PH: 425-837-3094
issaquahwa.gov

October 3, 2012

NOTICE OF APPLICATION

**Issaquah Highlands Parcel 2
Ichijo Preliminary Plat – 36 Single Family Residential Lots**

PP12-00002

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing notice of an application for a Preliminary Plat (PP) and an opportunity for public comment on the application.

Project Description: Subdivide a 4.28 acre parcel into 36 lots for detached single-family residences. The lot sizes range from approximately 3,000 to 5,700 square feet. The project consists of a main residential street that transitions into narrower, shared streets (called woonerfs) to provide access to the lots. The proposal includes a 12,000+ square foot recreation tract (Tract A). No critical areas have been identified within project boundaries.

A Preliminary Plat is a proposal to subdivide land to allow future construction. It will include review of roads, utilities, land uses, etc.

Location: The project site is located in the southeast area of the Issaquah Highlands, to the south of the Forest Ridge development, south of NE Falls Drive and east of 10th Avenue NE. See location on attached Vicinity Map.

The site is located in the Issaquah Highland's WSDOT Expansion Area.

Comment Period: Individuals may provide comments by 5 p.m. Oct. 17, 2012. Please send comments to Peter Rosen via mail at City of Issaquah, P.O. Box 1307, Issaquah, WA 98027; email at peterr@ci.issaquah.wa.us; or phone at 425-837-3094.

Permit Process: All comments received will be documented in the project file and reviewed by staff. Following the comment period, the proposal will go to the Urban Village Development Commission for a public hearing. You will be notified once the date of the public hearing has been scheduled.

The public's comments may be provided at the public hearing to assist the Commission with its recommendation to the City's Hearing Examiner. After the Hearing Examiner makes a decision on the preliminary plat application, a Notice of Decision will be issued. Please request to become a Party of Record if you would like to receive a copy of the decision.

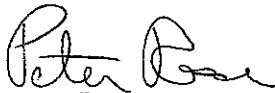
Date of Application: September 17, 2012

Complete Application: September 20, 2012

Information Available for Review: The application and preliminary plat plans are available for review at Issaquah's Development Services Department, City Hall Northwest, 1775 12th Ave. NW in Issaquah (next to Holiday Inn and behind Lowe's).

Please contact me with any questions or comments, or if you would like additional information regarding this application at 425- 837-3094 or peterr@ci.issaquah.wa.us.

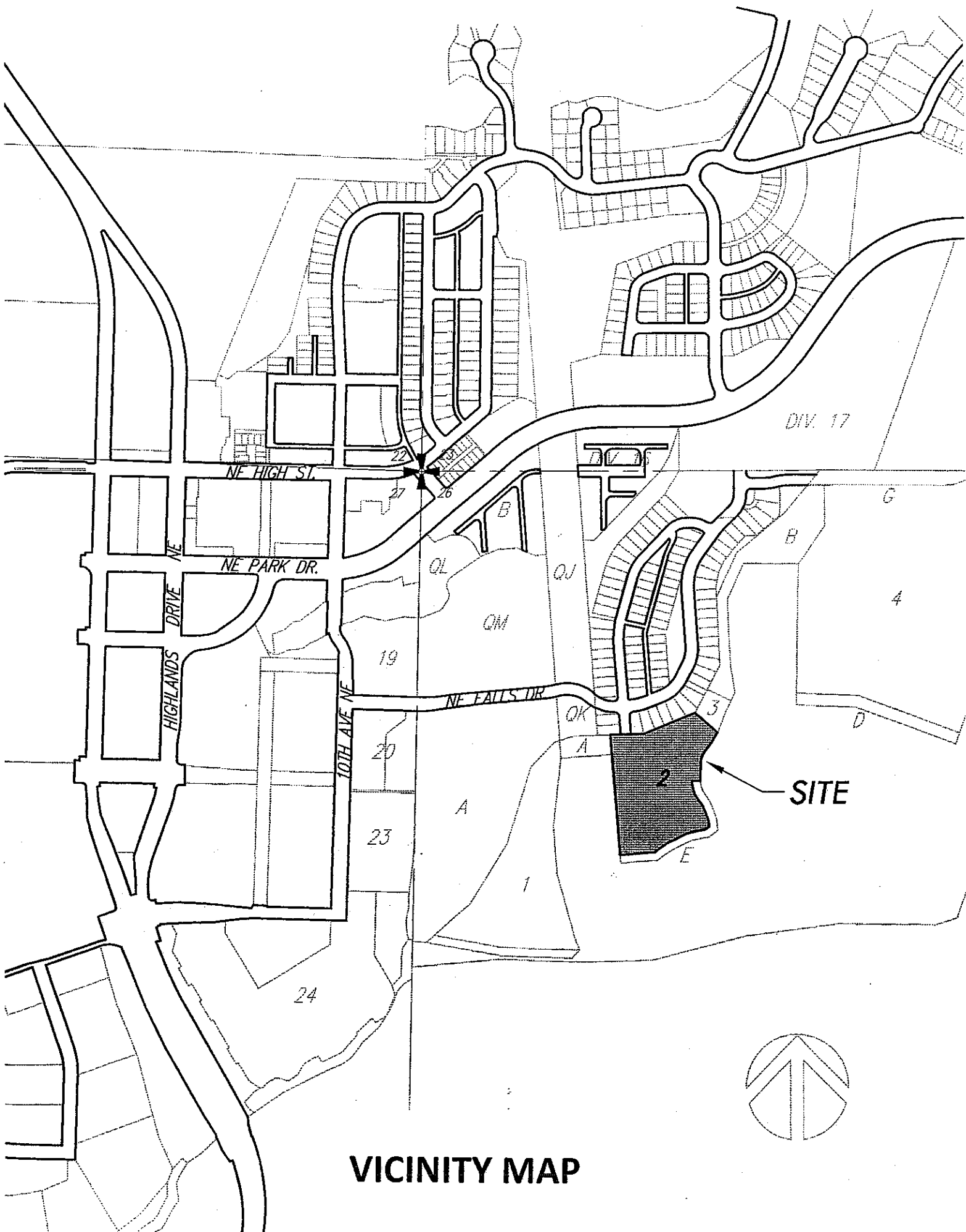
Sincerely,



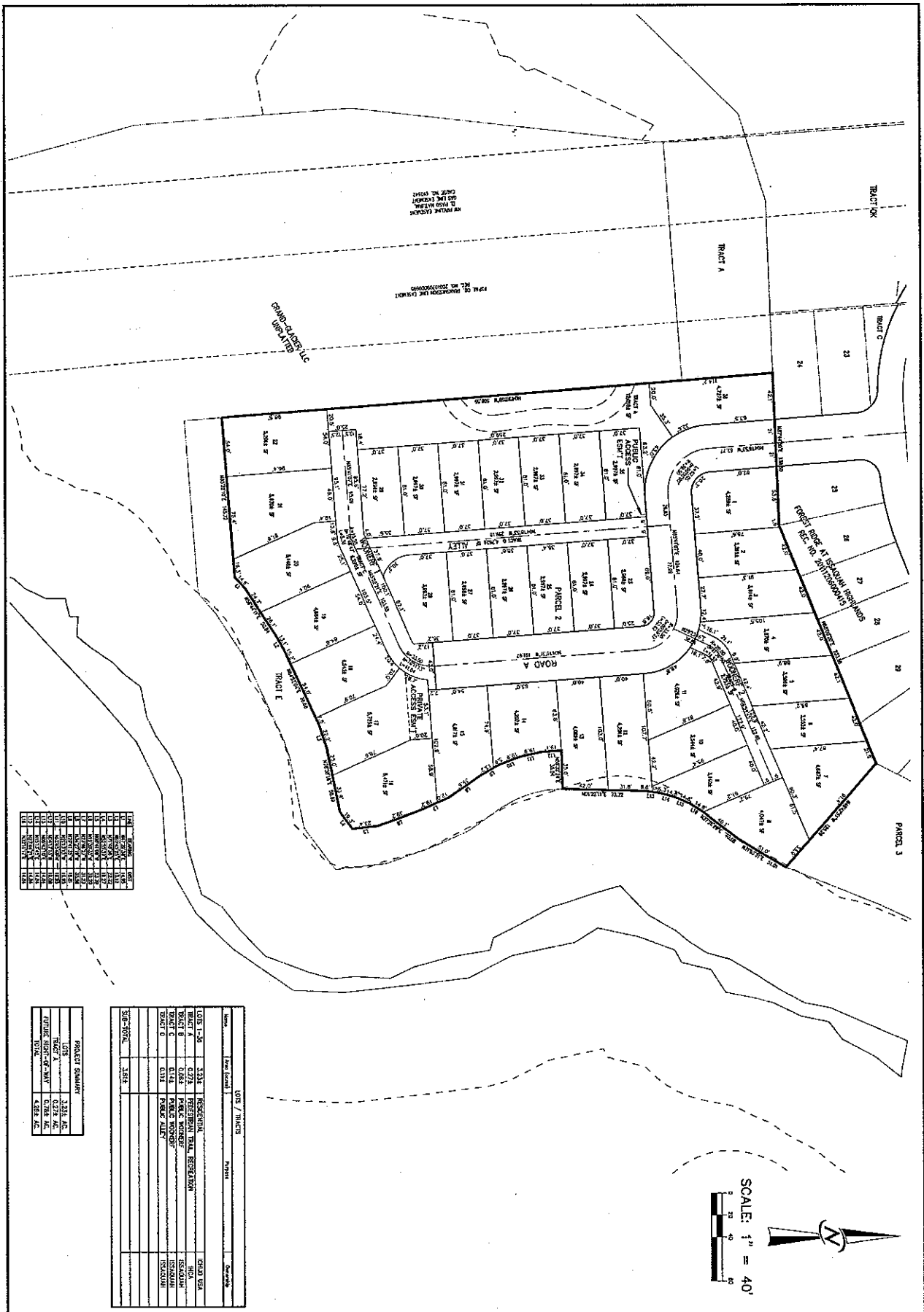
Peter Rosen
Senior Environmental Planner
Development Services Department
City of Issaquah

Enclosures: Vicinity map, Plat drawing/site plan

cc: File: PP12-00002



VICINITY MAP



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
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Lot	Area (Ac)	Area (Sq Ft)
1	0.25	17,424
2	0.25	17,424
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34	0.25	17,424

<p>PRELIMINARY PLAT MAP ISSAQUAH HIGHLANDS PARCEL 2 ICHUO USA CO., LTD. 17544 MIDVALE AVENUE SUITE 305 SHORELINE, WASH 98133</p>		<p>SCALE: DESIGNED: CRS DRAWN: CRS CHECKED: CRS DATE: 7/26/2012 VERIFY SCALE: BAR IS ONE INCH ON ORIGINAL DRAWING</p>	<p>CORE DESIGN ENGINEERING • PLANNING • SURVEYING</p> <p>14711 NE 29th Place, Suite 101 Bellevue, Washington 98007 425.851.7977 Fax: 425.851.7943</p>	<p>NO. DATE REVISION BY</p>
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